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27 John Street

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Application: 2019/5338/L

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Discharge of Conditions
Conditions 4a & 4c

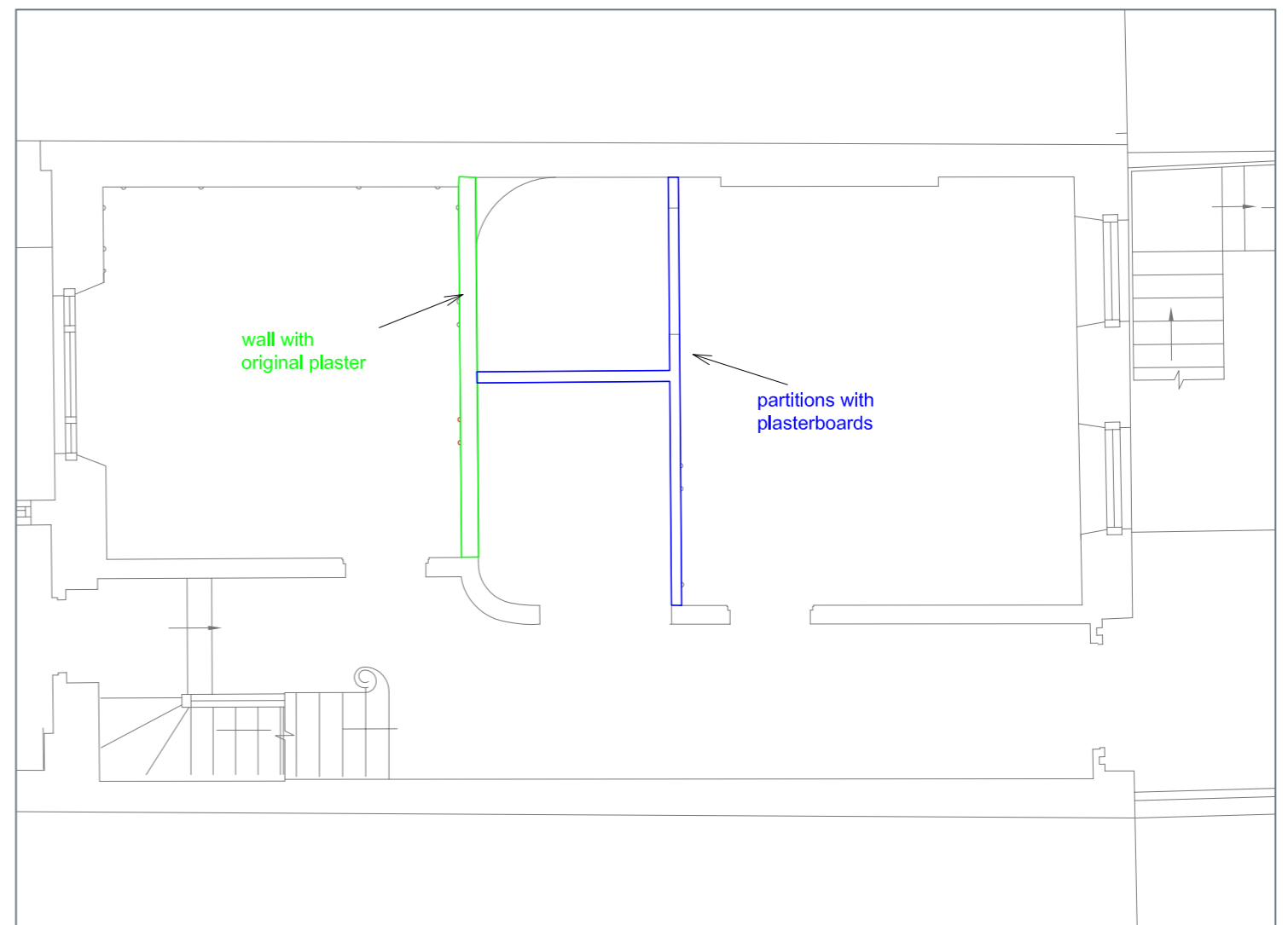
WEST
ARCHITECTURE

Condition 4a

GROUND FLOOR

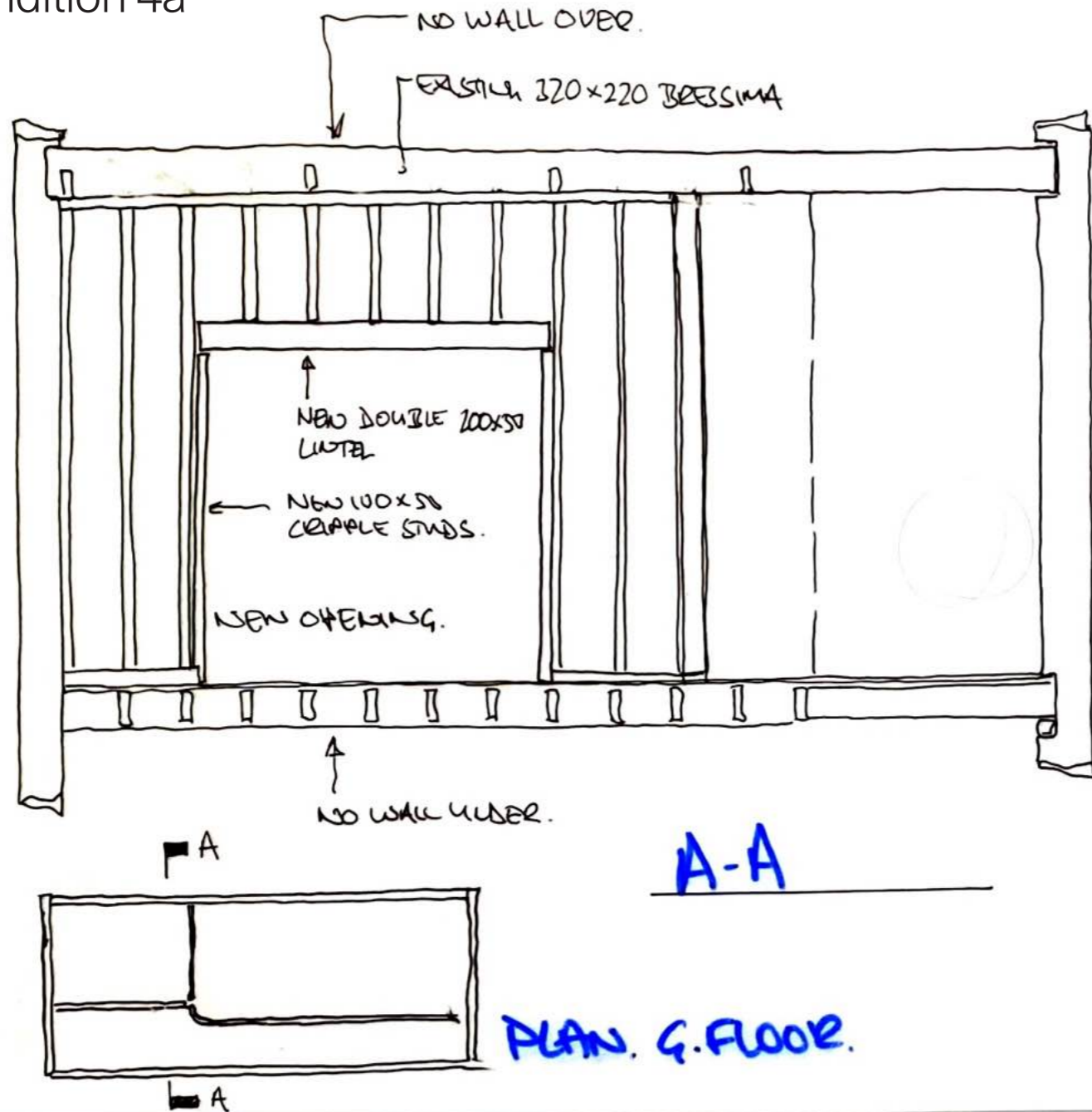
New opening formed in the existing non loadbearing wall.

See page 3 for details



Ground Floor Opening

Condition 4a



NOTES:

EXISTING WALL NON LOAD BEARING.
 CUT EXISTING STUDS.
 PROVIDE NEW 200x100 LINTEL &
 100x50 CRIPPLE STUDS. FIXED WITH
 5mm DIA SCREWS @ 200 CRS.
 PACK W/S OF CUT STUDS TIGHTLY TO
 LINTEL.

Drawing No.	J4250-S-SK-001		Status
Project	JOHN ST.		Job number
Drawing Title	GROUND FLOOR WALL		
Date	Drawn by	Scale	Revision

**WEBB
YATES** ENGINEERS

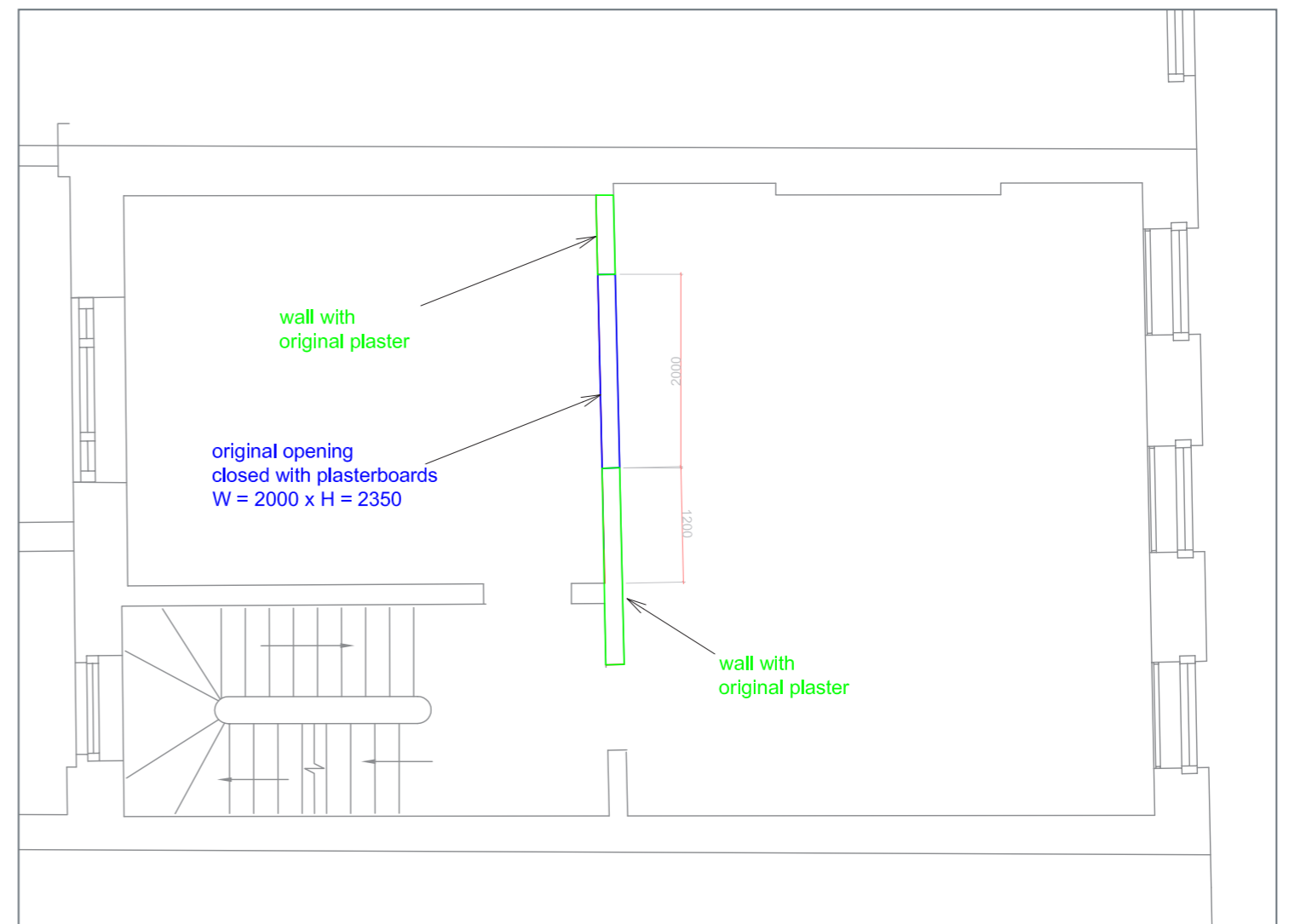
Condition 4a

FIRST FLOOR

The original opening through the wall will be reinstated.



Photograph of existing opening from rear room showing pre-existing timber frame lined with studwork and plasterboard



First Floor Opening

Condition 4c

SERVICE ROUTE STRATEGY

Vertical Route:

Two existing risers are already in place. These run the entire height of the building. The riser on the party wall with No.26 will be used predominantly to serve bathrooms. Additionally there is an existing SVP on the rear elevation of the house.

Basement:

Existing 650 wide x 175 deep service trench. To be re-used to take all piped and electrical services.

Ground floor:

All services run in the direction of the joists towards service risers. No joists will need to be cut.

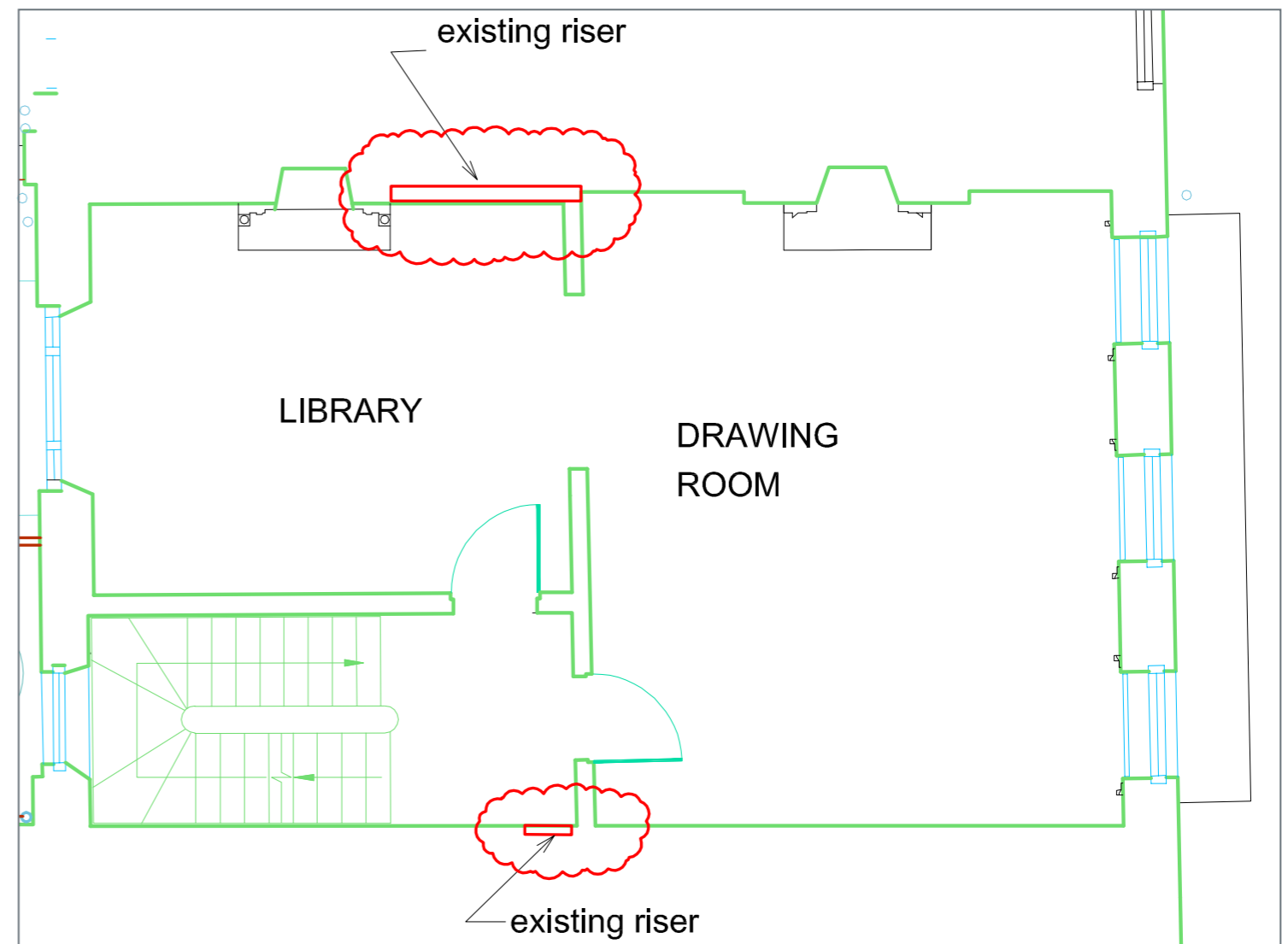
1st 2nd and 3rd Floors:

The floor structure is comprised of a double system of 100 x 70 joists running perpendicular to 220 x 100 primary joists. The majority of services will run in the 100x70 zone. The deeper joist zone below allows for any crossovers below the 100x70 joists. Services never need to cross the 290x215 timber beams. No joists will need to be cut. Vertical routes will be shared between the existing internal riser and external SVP on the rear elevation.

4th Floor:

Where services cross joists they will run at high level on the 3rd floor below a dropped ceiling in the 3rd floor bathrooms. Services will then connect to the existing internal riser. No joists will need to be cut.

REFER TO PAGE 8 FOR DETAILS OF ALL FLOORS.



Internal Riser Locations

Condition 4c

BASEMENT



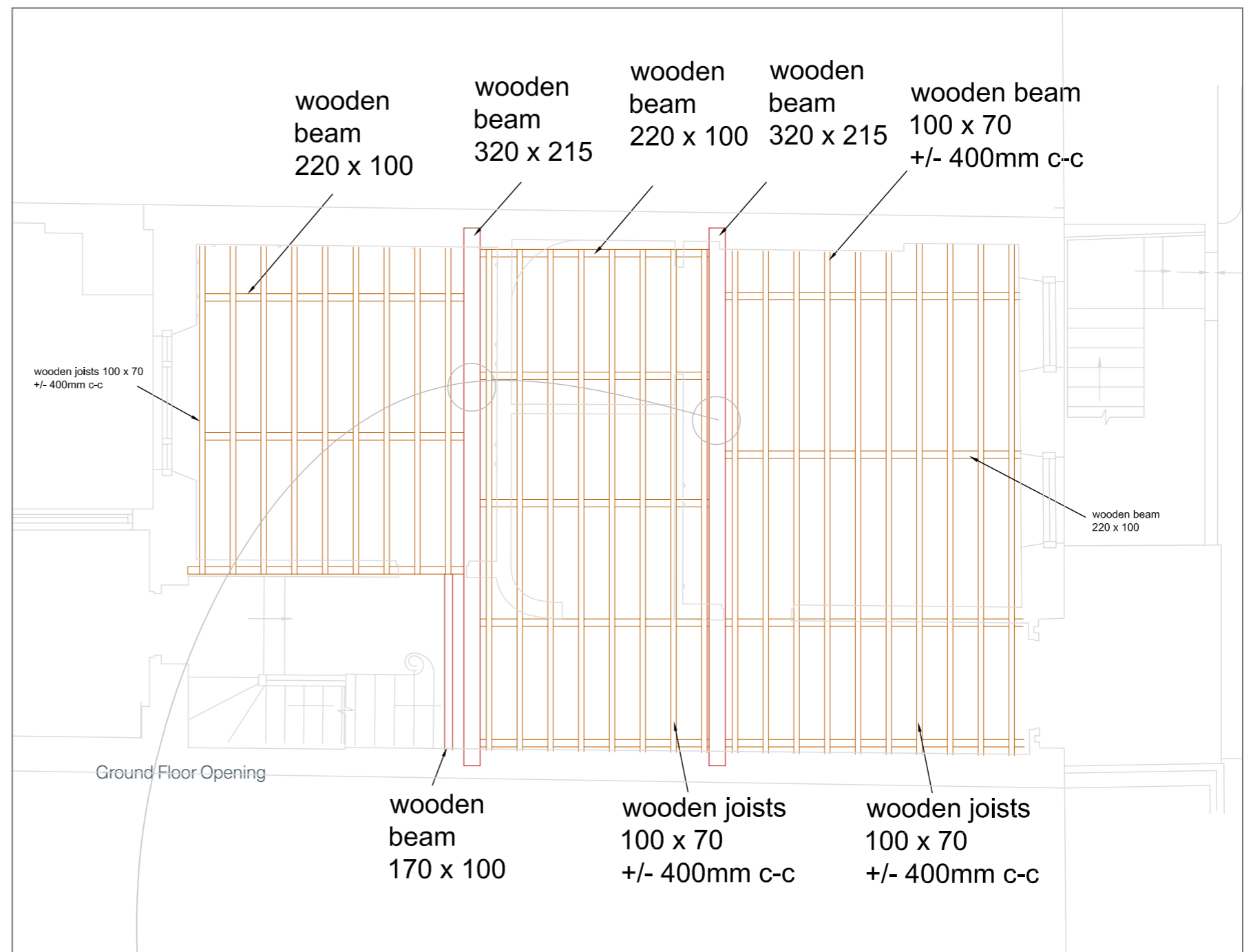
Photograph of the existing service trench in the basement slab



Basement floor

Condition 4c

1st, 2nd & 3rd FLOOR TYPICAL JOIST ARRANGEMENT



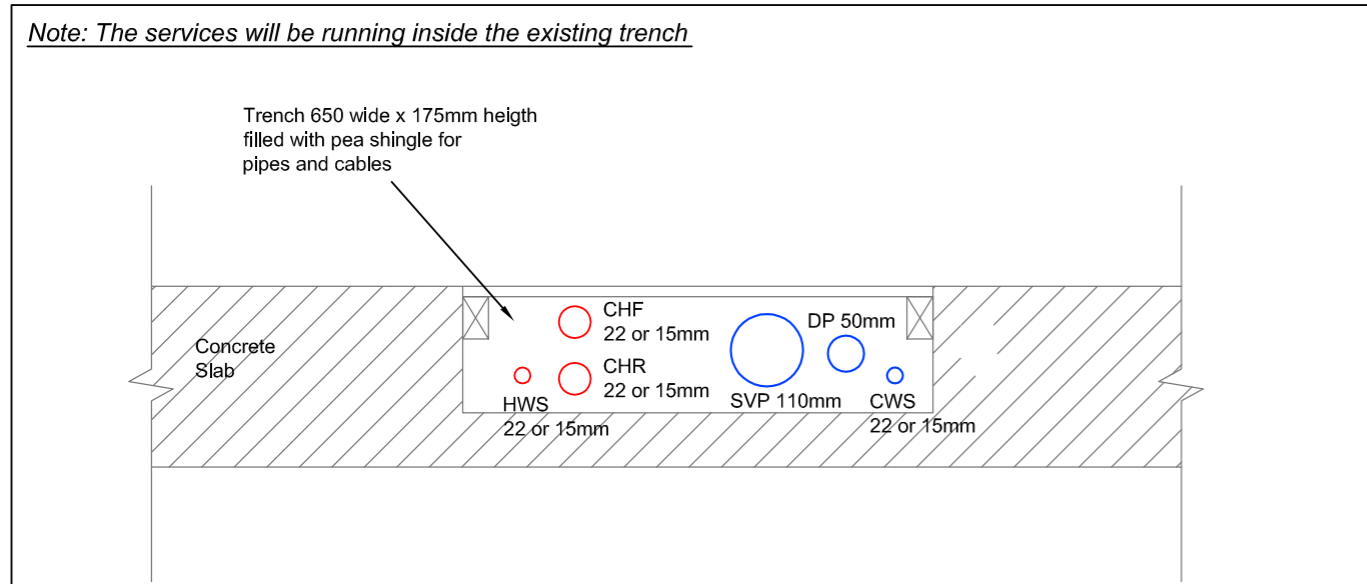
Note:
Final, accurate dimensions are to be confirm on site and setting out.
Do not scale from drawing.

DETAILS

SCALE 1:10 & 1:5

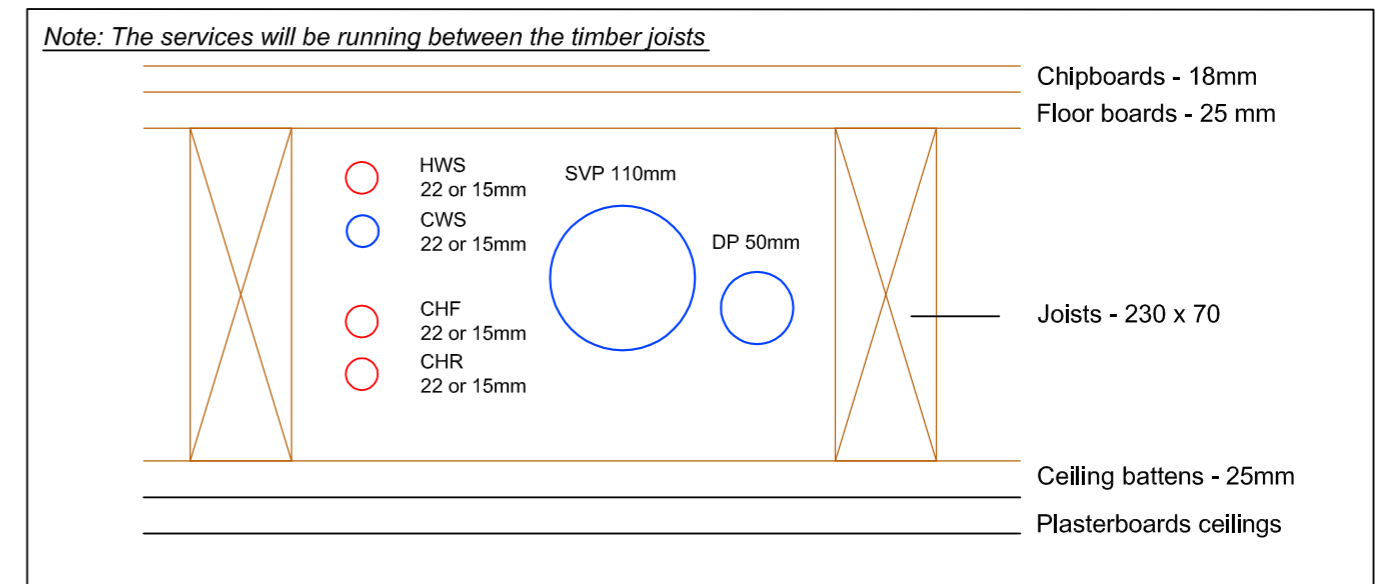
SCALE 1:10

Lower Ground Floor



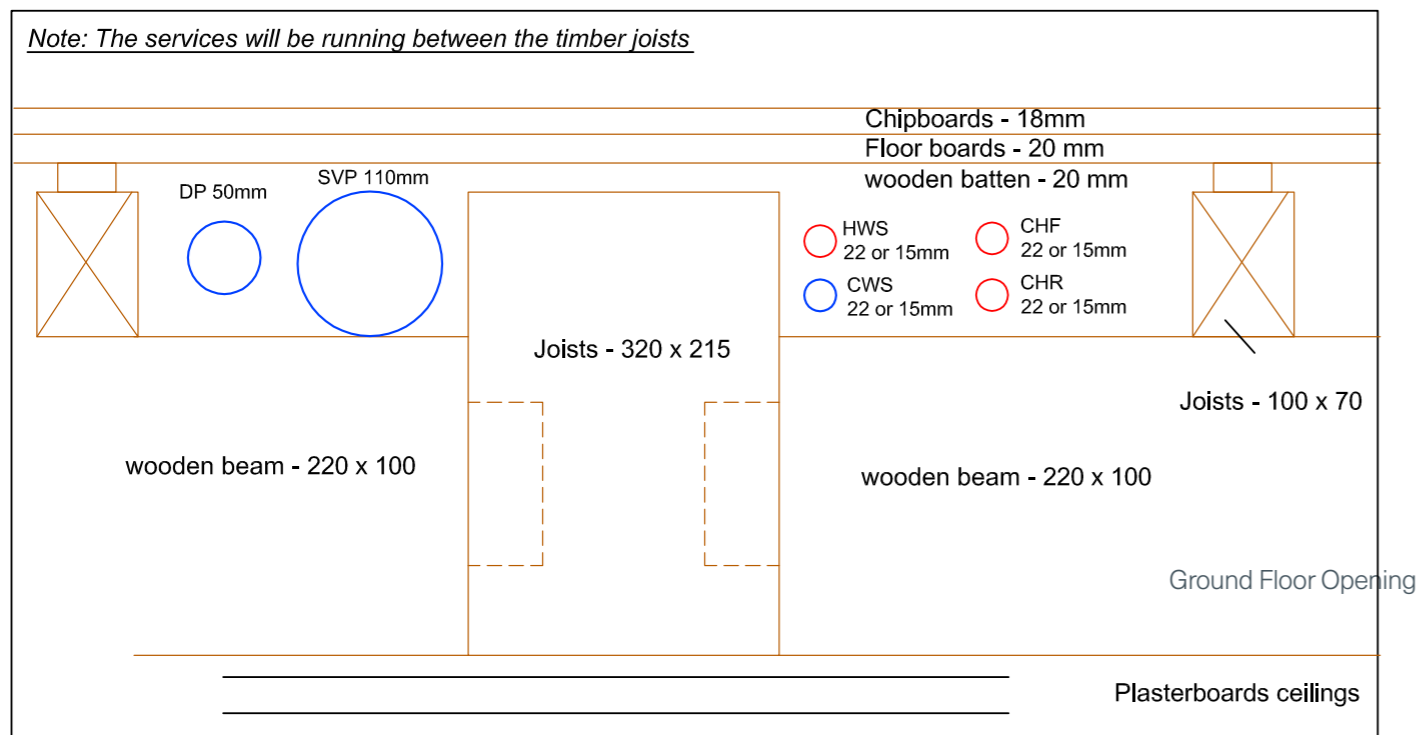
SCALE 1:5

Ground Floor



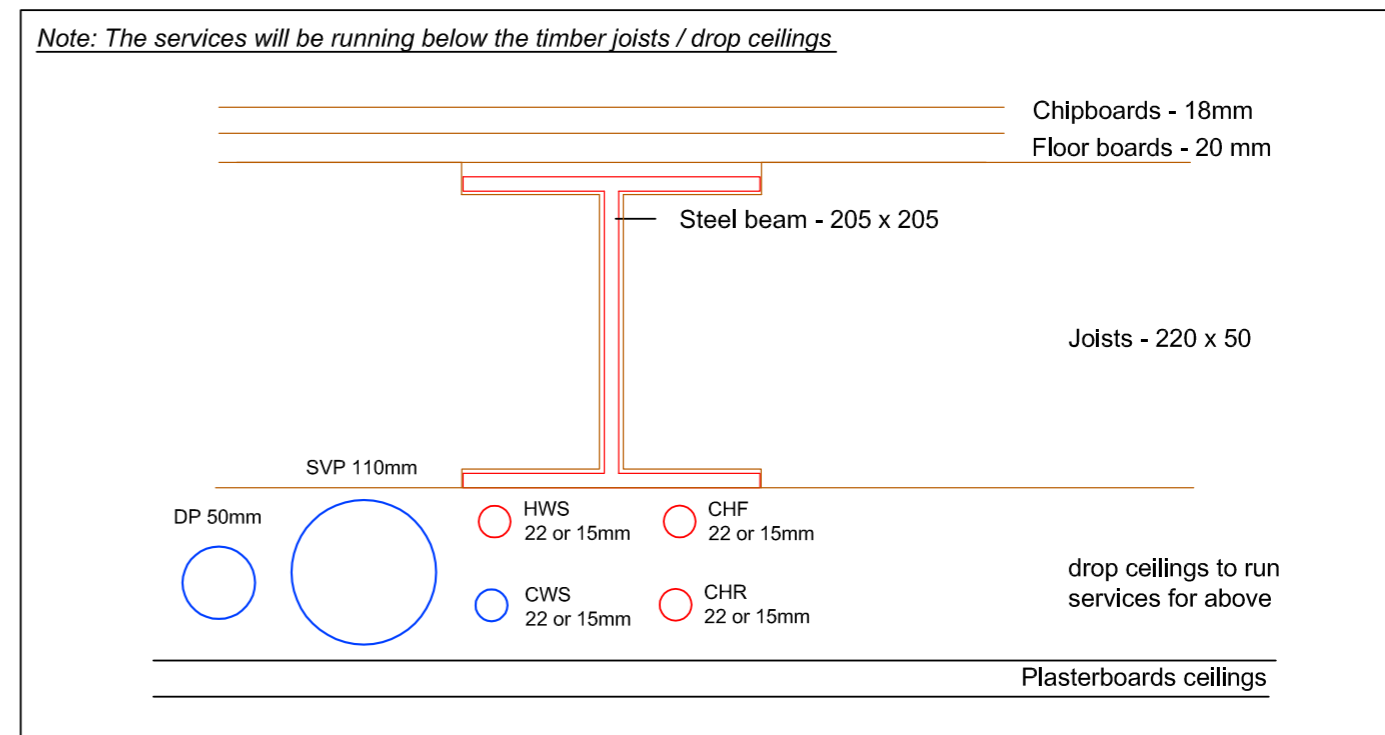
SCALE 1:5

1st / 2nd / 3rd Floors



SCALE 1:5

4th Floor



LEGEND:

1. SVP - Soil vent pipe	4. CWS - cold water supply
2. DP - drainage pipe	5. CHF - central heating flow pipe
3. HWS - hot water supply	6. DP - central heating return pipe

PROJECT NAME	27 JOHN STREET, LONDON, WC1N 2BX (JOS)	DRAWING No	JOS-MHC-015	SCALE	AS SHOWN / DETAILS	MHCOSTA	M H Costa Construction Ltd www.mhcosta.com	T +44 (0)20 8450 7341 F +44 (0)20 8452 6314
PROPOSED	DETAILS - DRAINAGE/HEATING/GOLD AND HOT WATER SUPPLY	DATE OF ISSUE	05.06.2020	REVIEWED BY:	A/S			